

# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

September 8, 2009

CJ Lindquist  
6546 Saddle Mountain Way  
Deer Park WA 99006

## RE: NOTICE OF DECISION: Feeser Variance (VA-09-00011)

Dear Mr. Lindquist:

The variance application submitted by Shane Feeser, property owner, for a Structural Setback Variance to construct a pole building shop 5 feet from the rear property line is hereby **APPROVED**. The site is located west of the City of Cle Elum, north of Interstate 90, west of Wapiti Drive, and east of Beaver Lane, in a portion of Section 22, T20N, R14E, WM in Kittitas County, bearing Assessor's map number 20-14-22050-0109.

This approval is based on the variance criteria contained in the Kittitas County Zoning Code.

### Findings for this approval are as follows:

***Unusual circumstances or conditions apply to the property and/or the intended use that do not apply generally to other property in the area.*** The existing parcel dimensions and current location of other structures Inhibit construction of the garage/storage building in another location.

***Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same vicinity or district.*** Granting of this variance would allow the applicant to enjoy the same property rights as other properties in the same vicinity.

***The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in this area.*** The proposed structure will be situated 5 feet from the south (side) property line providing no negative impact to the neighboring property. No comments were received from other agencies or adjoining property owners. Structure shall be designed and constructed to insure that rain and snow runoff will be contained on the subject parcel.

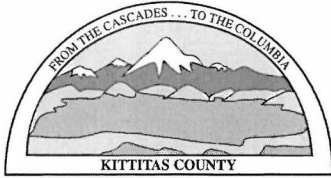
***The granting of such variance will not adversely affect the realization of the comprehensive development pattern of this area.*** Granting this variance will not alter the development pattern of the area

There is a 10 working day appeal period on this variance approval, ending **Tuesday, September 22, 2009 at 5:00 P.M.** Such appeals are filed with the Kittitas County Board of Adjustment with a fee of \$500.00, 411 N. Ruby, Suite 2, Ellensburg, WA 98926. Timely appeals must present factual objections to the variance decision and may only be filed by parties with standing.

Sincerely,

  
Jeff Watson  
Staff Planner  
Community Development Services  
(509) 933-8274  
*File copy*

cc. Shane Feeser



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

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**MEMORANDUM**

TO: Jeff Watson  
FROM: Christina Wollman, Planner II *CW*  
DATE: July 20, 2009  
SUBJECT: Freeser Variance VA-09-00011

The proposal does not appear to impact the existing or future transportation needs of Kittitas County. The Department of Public Works has no comment.



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### **NOTICE OF APPLICATION**

(Pursuant to Kittitas County Code 15A.03.060)

**To:** Interested Departments & Agencies with Jurisdiction  
Adjacent property owners  
Applicant

**From:** **Jeff Watson, Staff Planner**

**Date:** **7/16/2009**

**Subject:** **Feeser Setback Variance, VA-09-00011**

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On May 27, 2009, CJ Lindquist, submitted a Setback Variance application which was deemed complete on July 2, 2009 by Kittitas County Community Development Services staff. The application is for a Setback Variance pursuant to Kittitas County Code 17.84 on approximately .67 acres of land that is zoned Rural 3. The subject property is located west of the City of Cle Elum, north of Interstate 90, west of Wapiti Drive, and east of Beaver Lane, in a portion of Section 22, T20N, R14E, WM in Kittitas County, bearing Assessor's map number 20-14-22050-0109. See attached vicinity map. No other permits are associated with this application.

The complete submitted application and related filed documents may be examined by the public at the Community Development Services office at 411 N Ruby Street, Suite 2, Ellensburg, WA 98926, as well as on the Community Development Services website at [www.co.kittitas.wa.us/cds/current/](http://www.co.kittitas.wa.us/cds/current/). If you do not have internet access, or are unable to view the complete application at Community Development Services in person, one will be mailed on request.

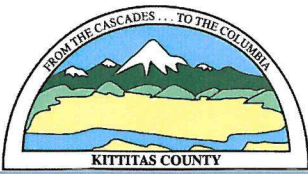
Under Title 15A.03.080, Setback Variances are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500<sup>00</sup>.

All comments on this application must be addressed to the designated permit coordinator at :

Attn: **Jeff Watson**  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2  
Ellensburg, WA 98926

**SEE REVERSE SIDE FOR ADDITIONAL INFORMATION**





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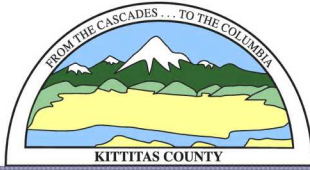
The 15 day comment period as outlined in Table A at the end of Title 15A of the Kittitas County Code, will terminate on **Wednesday, August 5th, 2009 at 5:00 pm.**

If you have any questions regarding the proposed project outlined above, or the application process, please contact Community Development Services at (509) 962-7506.

## Vicinity Map



**SEE REVERSE SIDE FOR ADDITIONAL INFORMATION**



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

July 2, 2009

CJ Linquist  
6546 Saddle Mountain Way  
Deer Park WA 99006

RE: Feeser Variance Application, VA-09-00011

Dear Applicant,

Your application for a Setback Variance on approximately .67 acres of land that is zoned Rural 3, located in a portion of Section 22, T20N, R14E, WM, in Kittitas County; Assessor's map number **20-14-22050-0109** was received on May 27, 2009. Your application has been determined complete as of July 2, 2009.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Approval or denial will be issued. This decision will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

Sincerely,

Jeff Watson  
Staff Planner

cc. Property Owner: Shane Feeser

**Setback Variance Preliminary Submittal Requirements For:**

**VA-09-00011 Feeser**

Date Received: May 27, 2009

Review Date: July 2, 2009

Map Number: 20-14-22050-0109 Parcel Number: 540534 Acres Recorded: 0.67

Planner: Jeff Watson Zoning: Rural 3

**Fee Collected**

**Second Page of Application turned in (Contact Page)**

**8.5 X 11 Preliminary Plat Map**

**Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)**

**Conforms to the county comprehensive plan and all zoning regulations**

**Located within Fire District**

**Located within Irrigation District**

**School District**

**In UGA**

**Critical Areas**

**Yes**  **No** **Within a Shoreline of the State** **Environment:**

**Yes**  **No** **Within a FIRM Floodplain** **Panel #:**

**Yes**  **No** **Within a PHS Habitat** **Habitat Type:**

**Yes**  **No** **Wetland in Parcel** **Wetland Type:**

**Yes**  **No** **Seismic Rating** **Category:**

**Yes**  **No** **Within Coal Mine Area**

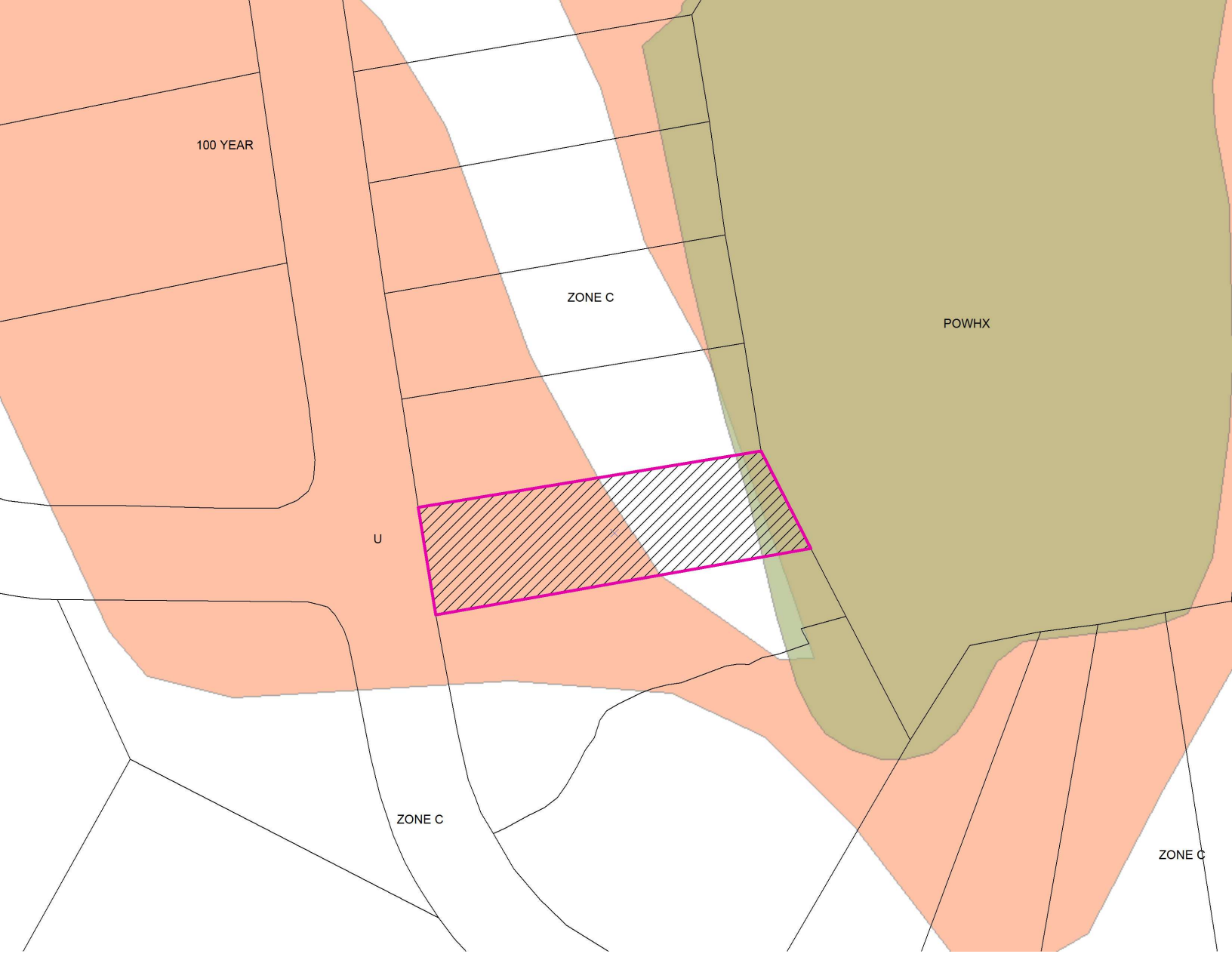
**Yes**  **No** **Hazardous Slope in Parcel** **Category:**

**Yes**  **No** **Airport Zones within Parcel** **Zone:**

**Yes**  **No** **Adjacent to Forest Service Road** **Road:**

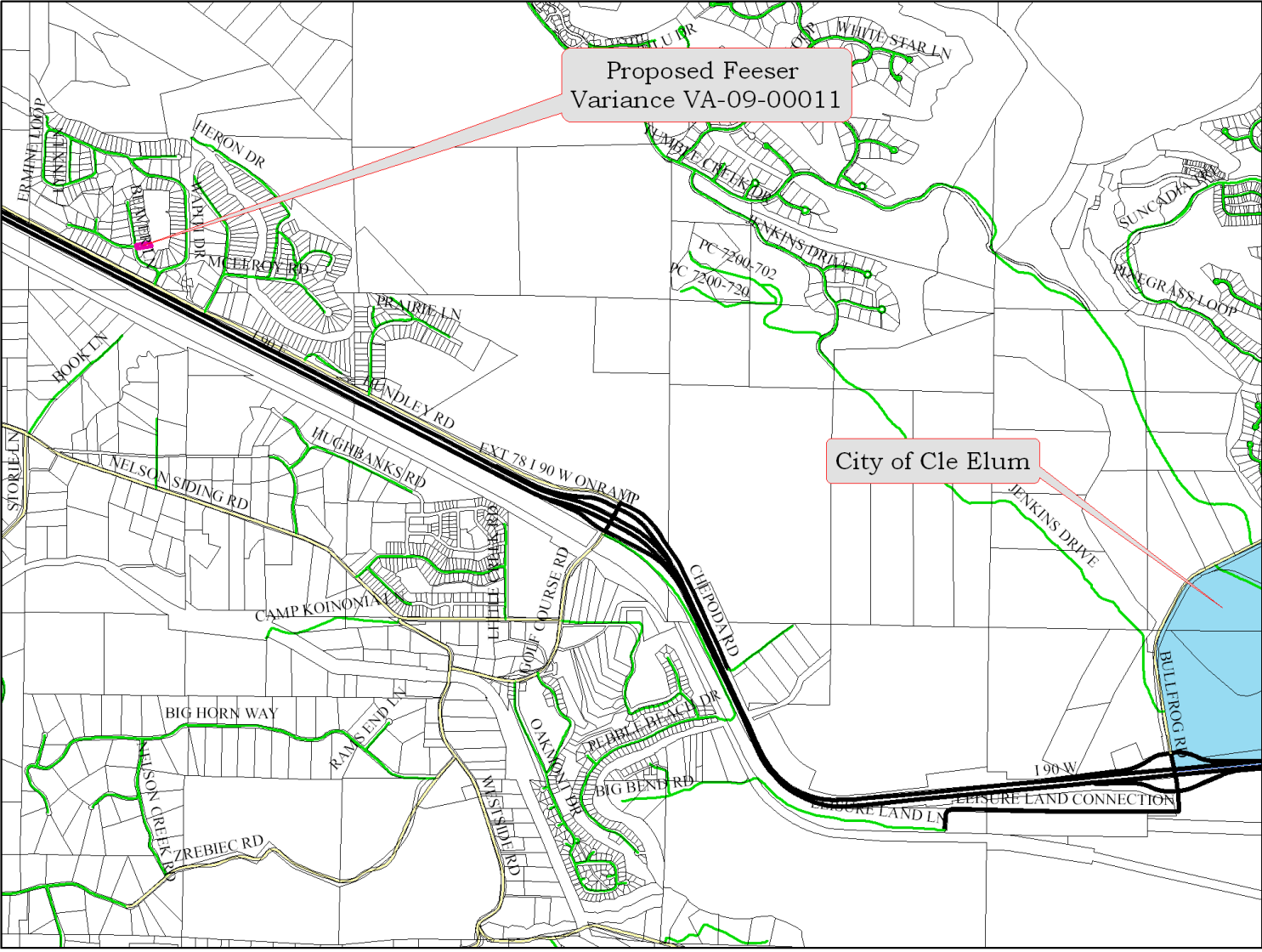
**Yes**  **No** **Adjacent to BPA Lines or Easement**

**Yes**  **No** **Within 1000' of Mineral Land of LTS**

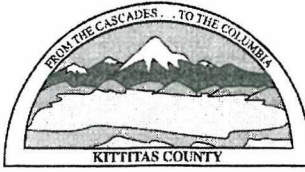


Proposed Feeser  
Variance VA-09-00011

City of Cle Elum







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**ZONING STRUCTURAL SETBACK VARIANCE APPLICATION**

VA-09-00011

*(To place a structure closer to the lot line than allowed)*

KITTTAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

**Current Zoning Setbacks:**

Zone	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	Side (setback for side abutting the street)
Residential	15'	5'	25'	15'
Residential-2	15'	10' on one side and 5" on the other side	25'	15'
Suburban	25'	15'	25'	20'
Agriculture-3, Agriculture-20, and Commercial Ag	25'	5'	25'	15'
Rural-3	25'	15'	15'	-
Forest & Range	25'	10'	10'	15'
Commercial Forest	200'	200'	200'	-

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 30 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

**REQUIRED ATTACHMENTS**

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 500 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED: BUILDINGS; POINTS OF ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA; AREAS TO BE CUT AND/OR FILLED; AND, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.

**FEE:**

\$495.00 to Kittitas County Community Development Services

\$65.00 for Fire Marshal

\*One check made payable to KCCDS

**FOR STAFF USE ONLY**

APPLICATION RECEIVED BY  
SIGNATURE:

*Mandy Weed*

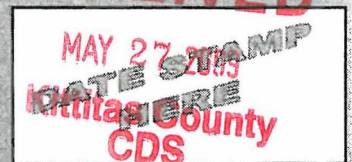
DATE:

5/27/09

RECIPT #:

00004898

**RECEIVED**



NOTES:

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: Shane Feeser  
Mailing Address: 6309 61st Ave SE  
City/State/ZIP: Lacey, WA 98513  
Day Time Phone: 360-507-7546  
Email Address: bridgits@comcast.net

2. **Name, mailing address and day phone of authorized agent, if different from land owner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: CJ Lindquist II  
Mailing Address: 6546 Saddle mtn Way  
City/State/ZIP: Deer Park WA 99006  
Day Time Phone: (509) 991-5300  
Email Address: cjlefindssa.net

3. **Street address of property:**

Address: 201 Beaver Lane  
City/State/ZIP: Cle Elem, WA 98922

4. **Legal Description of Property:** N. 75' Lot 9 block A Sec 22; TWP.20; RGE.14

5. **Tax parcel number:** 540534 | 20-14-22050-0109

6. **Property size:** .67 Acres

7. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

24X40 pole building - Intended use: storage for recreational vehicles and yard maintenance equipment such as motor boat, motorhome, paddle boat, ATVs, Motor cycles, utility trailer, Snow Mobiles, snow blower, lawn mowers, weed eaters, etc. No water or sewage disposal required.

Steel building, concrete floor with two roll-up garage doors and two man doors.

8. **Provision of zoning code for which this variance is requested and the way in which you wish to vary from the code:**

Building needs to be 5' from the side property line - not 15' per current code.

9. A variance may be granted only when the following criteria are met. Please describe in detail how each criteria is met for this particular request (attach additional sheets as necessary):

A. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.

The structure will only fit on the property in the location requested. There are obstacles to any other placement. The lots all have been divided since the original plot plan. A precedent has already been set in Elk Meadows Park as many buildings have only 5' setbacks.

B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.

We need to have our recreational vehicles and yard maintenance equipment stored inside due to the harsh winter weather. The site for the pole building is the only place that will work on the property, and the only place that will have the least amount of obstruction for other property owners.

C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

A precedent has already been set in Elk Meadows Park as many buildings have only 5' setbacks, so it won't be out of the ordinary. We have obtained approval from Elk Meadows Park for the placement of the building.

D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

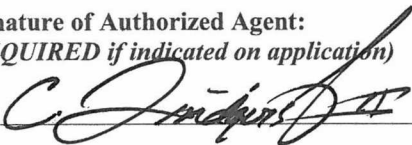
The variance is in line with the existing development pattern.

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

X

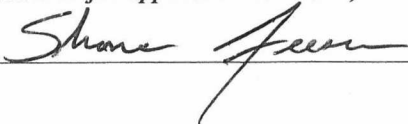


Date:

05/14/09

Signature of Land Owner of Record  
(REQUIRED for application submittal):

X



Date:

5/14/09

JOHNSON, LESLIE  
31 BEAVER LANE  
CLE ELUM, WA 98922

KING, DAVID & CHERI  
12130 NE 107TH STREET  
KIRKLAND, WA 98033  
(281 BEAVER LANE)

MOSEBAR, DENNIS & LAURA  
PO BOX 223  
CLE ELUM, WA 98922  
(260 BEAVER LANE)

OLDENBURGER, KENT & BARB  
14203 121ST AVE NE  
KIRKLAND, WA 98034  
(251 BEAVER LANE)

PALMER, MICHAEL  
1502 N LAKE STICKNEY DR  
LYNNWOOD, WA 98087  
(211 BEAVER LANE)

PATELLI, JOSEPH & ANNE  
81 BEAVER LANE  
CLE ELUM, WA 98922

RODSTROM, DENNIS  
106 S HARBOR PARK CT  
POST FALLS, ID 83854  
(80 BLACK BEAR DR)

ROACH, VERN & DENISE  
420 211TH PL SE  
BOTHELL, WA 98021  
(40 BLACK BEAR DR)

SIMONE, DAVID  
11800 NE 34TH STREET  
BELLEVUE, WA 98005  
(51 BEAVER LANE)

SOWARDS, DUANE & SONIA  
PO BOX 871694  
WASILLA, ALASKA 99687  
(91 BLACK BEAR DR)

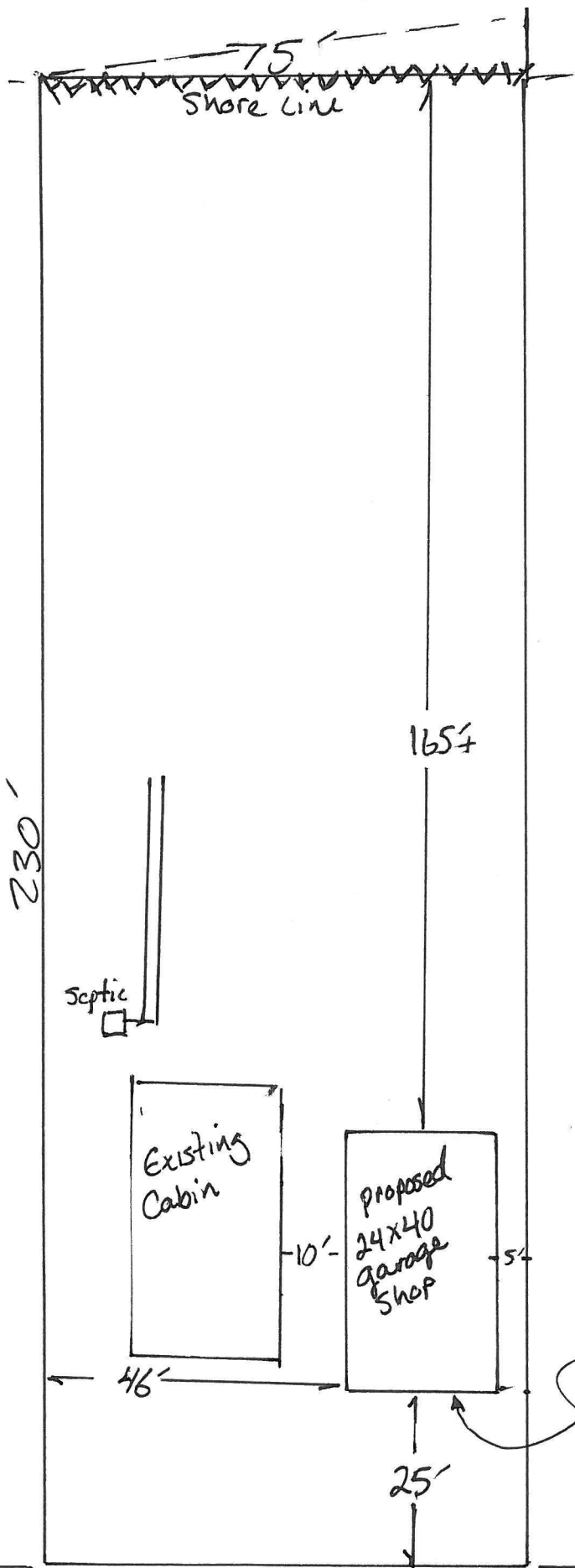
WILLARD, RICHARD  
231 BEAVER LANE  
CLE ELUM, WA 98922

LABLANC, PAUL & JESSICA  
20722 33<sup>RD</sup> AVE W  
LYNNWOOD, WA 98036  
(161 BEAVER LANE)





Lake



North  
Scale: 1" = 25 Foot

Site plan: Shane Feeser  
201 Beaver Lane  
Cle - Elum / Kittitas County  
parcel # 540534

Drawn By: CJ Lindquist (509) 991-5300

Set Backs

North	46'
South	5' (proposed)
East	165'
West	25'
House	10'

Beaver Lane (Gravel Rd.)



